



Ground Floor Only 51 Pendre, Cardigan, SA43 1JS

£25,000 P.A

To Rent for Retail Use. Terms by Negotiation.

Rental Guide £20,000 to £25,000 p.a.

Description

Formerly the well known Hope & Anchor public house, predominantly located in the Pendre trading area of Cardigan Town, a popular coastal town within 2 miles of Cardigan Bay.

Floor Plan

Approx. 30' Frontage. Front Shop c. 510 square feet with c. 400 square feet beyond. Plus space for washroom, etc.

Services

Mains water, electricity and gas connected.

Local Authority

Ceredigion County Council

Terms

The premises are available to rent on terms to be negotiated. The interior is currently stripped out and needs shop fittings throughout. It is basically a blank canvas for the tenants. Alternatively, the landlord is prepared to undertake some internal wall surfacing, etc. at a cost to be reflected in the rental figures.

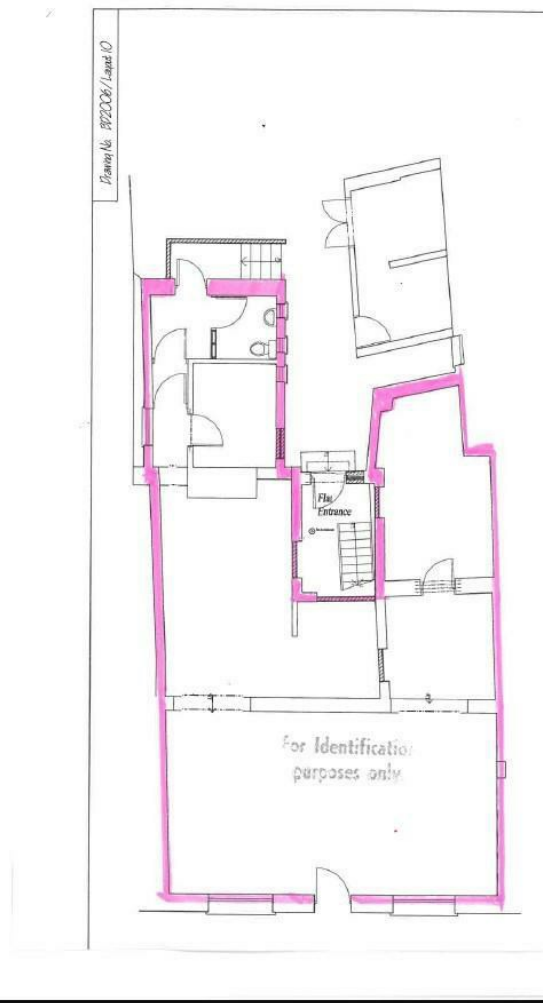
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Whilst previously a licensed Public House, there will be a restriction on any use involving the sale of alcohol.

Viewing

Viewing by arrangement with the sole agent's Cardigan Office.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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